

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: August 17-18, 2005

Reference No.: 2.4d.(1)
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
Division Chief
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$4,175,283. The State will receive a return of \$6,234,087 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-04-Ala-880-PM 34.2

Oakland

Disposal Unit DD 000206 01 01

3,046 sf

Convey to Francesco Indrio and Rebecca Indrio, et al.

\$60,920 (Appraisal \$60,920)

Finding "A" – direct sale to an adjoining owner of a parcel that does not have independent development potential. The selling price represents the appraised value received from the eventual adjoining owner. The subject parcel is a remnant that is incapable of independent development as it is very narrow and currently located between two portions of a city street. The city of Oakland has passed an ordinance to vacate the portion of the street between the subject parcel and the buyer's property. The vacation will not take effect until the public utilities, currently located in the street, are relocated. The owner has agreed to bear the cost of the relocation if provided assurance that the sale of the excess will subsequently be consummated.

Plottage value was considered in the evaluation due to the fact that the subject parcel, when assembled with the portion of city street to be vacated will not be capable of independent development.

The Department requests approval of this transaction, which will not be completed until the City's vacation and the property owner's fulfillment of their utility relocation obligations.

02-04-Ala-880-PM 34.2

Oakland

Disposal Unit DD 000209 01 01

7,618 sf

Convey to Duong Family Investments LLC

\$152,360 (Appraisal \$152,360)

Finding “A” – direct sale to an adjoining owner of a parcel that does not have independent development potential. The selling price represents the appraised value received from the eventual adjoining owner. The subject parcel is a remnant that is very narrow and currently located between two portions of a city street. The city of Oakland has passed an ordinance to vacate the portion of the street between the subject parcel and the buyer’s property. The vacation will not take effect until the public utilities, currently located in the street, are relocated. The owner has agreed to bear the cost of the relocation if provided assurance that the sale of the excess will subsequently be consummated.

Plottage value was considered in the evaluation due to the fact that the subject parcel, when assembled with the portion of city street to be vacated will not be capable of independent development.

The Department requests approval of this transaction, which will not be completed until the City’s vacation and the property owner’s fulfillment of their utility relocation obligations.

03-04-Ala-880-PM 34.2

Oakland

Disposal Unit DD 000216 01 01

6,908 sf

Convey to Joseph Santini

\$138,160 (Appraisal \$138,160)

Finding “A” – direct sale to an adjoining owner of a parcel that does not have independent development potential. The selling price represents the appraised value received from the eventual adjoining owner. The subject parcel is very narrow and currently located between two portions of a city street. The city of Oakland has passed an ordinance to vacate the portion of the street between the subject parcel and the buyer’s property. The vacation will not take effect until the public utilities, currently located in the street, are relocated. The owner has agreed to bear the cost of the relocation if provided assurance that the sale of the excess will subsequently be consummated.

Plottage value was considered in the evaluation due to the fact that the subject parcel, when assembled with the portion of city street to be vacated will not be capable of independent development.

The Department requests approval of this transaction, which will not be completed until the City’s vacation and the property owner’s fulfillment of their utility relocation obligations.

04-04-SCI-87-PM 11.0

Disposal Unit DD 045553 01 01

Convey to Green Valley Enterprises; Clifford Swenson
and Molly Swenson

San Jose

27,157 sf

\$314,432 (Appraised \$314,432)

Finding "A" – Direct sale to an adjoining owner of a parcel that does not have independent development potential. The subject property has a highest and best use when plotted to the adjacent property. The appraisal considered the plottage potential to the adjoining property, and is reflected in the final conclusion of value. A portion of the consideration the Department will receive is land required for a transportation improvement project on State Route 84 in Santa Clara County, and is in settlement of an eminent domain action.

05-04-SCI-82-PM 12.0

Disposal Unit DD 048415 01 01

Convey to Iraj Jahanian and Delbar Jahanian

Santa Clara

4,960 sf

\$305,000 (PSE \$207,000)

The selling price represents the highest bid received at the public sale. Bidding was active and determined among three primary participants.

06-04-Ala-880-PM 33.6

Disposal Unit DD 050560 02 01

Convey to East Bay Asian Local Development Corporation
And Jubilee West Inc.

Oakland

4,791 sf

\$9,400 (Appraisal \$9,400)

Credit received represents the approved value of exchanged parcel. This transaction is based on an administrative settlement reached in 1994. Since that time, the Department was obligated to perform environmental monitoring and mitigation. That being completed, the Department is now free to complete the transaction and convey the property per settlement.

07-04-CC-4-PM 19.3

Disposal Unit DD052965 01 01

Convey to Alves Ranch, LLC

Bay Point

2.388 ac

\$300,000 (Appraisal \$260,000)

Finding "A" – direct sale to an adjoining owner of a parcel that does not have independent development potential. The selling price represents the highest price received from the only adjoining owner. The parcel is long, narrow and irregular in shape. The highest and best use is considered to be plottage.

08-04-Ala-580-PM R22.8

Disposal Unit DE 032308 2

Convey to East Bay Municipal Utility District

Alameda

6,376 sf

Appraisal N/A

Conveyance is 100% State's obligation pursuant to Utility Agreement number 452.45 dated August 22, 1984 and amended on March 24, 2005.

09-05-SB-1-PM 29.1-23.4

Disposal Unit DE 02261 01 01

Convey to Central Coast Water Authority

Direct Conveyance of Easement to Public Entity. This is a permanent pipeline easement for water transmission and distribution purposes and use of its appurtenances.

Santa Barbara

2.0 ac

\$13,861 (Appraisal \$13,861)

10-07-LA-30-PM R3.7

Disposal Unit DD 0B2970 02 01

Convey to Paul Hannah and Jean Hannah

Finding "A" - direct sale to an adjoining owner of a parcel that does not have independent development potential. The subject property is a long narrow 8.69-foot by 618.98-foot strip of land that abuts the freeway's soundwall on the north side of the property. The subject is fully encumbered by a footing easement. The highest and best use of this property is as plottage to adjacent property. Mr. and Mrs. Hannah, who are the only adjacent owners, currently own a 20 linear foot easement across the adjoining privately owned property that allows them access. The purchase of this excess would not increase the value of their property by establishing access since they currently have access via this easement.

La Verne

5,382 sf

\$22,900 (Appraisal \$22,900)

11-07-LA-14-PM 29.7

Disposal Unit DD 00C999 01 01

Convey to PacSun, LLC

Finding "A" - direct sale to an adjoining owner of a parcel that does not have independent development potential. The selling price of the Disposal unit represents the appraised value of a landlocked parcel, with one adjoining owner. The highest and best use of the property is as plotted to the Golden Valley Ranch project. The value and the highest and best use were limited by the parcel's size, shape, location, allowable density, and erratic terrain. The terrain varies from rolling hillside to sheer slopes having minimal utility. Any potential development would still require a longitudinal encroachment permit for the construction of the soldier pile wall along the Department's remaining right of way. This parcel is not currently zoned but will most likely be zoned to conform to the adjacent property, which is commercial community (CC).

Santa Clarita

535,857 sf

\$200,000 (Appraisal \$200,000)

Plottage of the subject property to the adjoining development will not increase the adjoining tenant's previously approved density/utility or affect the permissible floor area ratios. The excess land parcel merely enhances the visual appeal of the proposed development. The land value derived is based on comparable data that sold on the basis of net buildable area. Therefore, since the subject does not increase the buildable area of the adjoining property, there is no increase in the value of the adjoining property as a result of the subject's plottage.

12-07-LA-101-PM 27.4

Disposal Unit DD001505 02 01

Shellie Halper Trust

Los Angeles

6,539 sf

\$655,000 (PSE \$200,000)

Selling price represents the highest bid received at the first public sale. There were eight active bidders.

13-07-LA-126-PM 14.8

Disposal Unit DD 046972 01 01

Convey to Diaba Real Estate Investments

Santa Clarita

143,725 sf

\$520,000 (PSE \$182,000)

Selling price represents the highest bid received at the seventh public sale. There were nine active bidders.

14-07-LA-110-PM 10.8

Disposal Unit DD073552 01 01

Convey to Juan Carlos Jimenez

Los Angeles

11,724 sf

\$280,000 (PSE \$241,000)

Selling price represents the highest bid received at the first public sale. There were four active bidders.

15-LA-07-110-PM 13.0

Disposal Unit DD 980522 01 01

Convey to Letran, LLC

Los Angeles

35,406 sf

\$900,000 (Appraisal \$374,000)

Selling price represents the highest bid received at the first public sale, after two attempts by the city of Cudahy to purchase the parcel failed. The city of Cudahy twice entered into agreement with the Department to purchase the property, and twice withdrew. The property was then offered at public auction, for minimum of \$374,000. There were eight active bidders.

16-08-Riv-15-PM 43.6

Disposal Unit DD 009607 01 01

Convey to Jose & Liberdade Fernandes

Norco

2.0 ac

\$1,490,000 (Appraisal \$1,125,000)

Selling price represents the highest bid received at the second public sale. There were four active bidders.

17-08-SBD-210-PM 16.9

Disposal Unit DD 011645 01 01

Convey to Inland Real Estate Group, LLC

Rialto

37,271 sf

\$225,000 (PSE \$154,000)

Selling price represents the highest bid received at the first public sale. There were three active bidders.

18-11-SD-905-PM 6.3

Disposal Unit DD 019082 01 01

Convey to Pardee Homes

San Diego

22,990 sf

\$405,000 (Appraisal \$405,000)

Finding "A" - direct sale to an adjoining owner of a parcel that does not have independent development potential. This transaction is a decertification and a direct sale at the request of the adjoining owner. The selling price represents the appraised value of 22,990 square foot landlocked parcel to the adjoining owner. The highest and best use of the excess parcel is as plottage to the proposed buyer's property for residential subdivision development. The applicant's appraiser calculated the valuation based upon a difference in value of the applicant's land before the addition of the excess parcel, versus the value of the applicant's land after the addition of the excess parcel. The value difference, \$279,000, considered enhanced homesite marketability and the applicant's estimate of net site preparation cost savings. The Department's staff appraisers considered the \$279,000 to be an underevaluation. In accordance with Right of Way Manual Sections 7.01.15 and 7.01.21, the District revised the appraisal to meet the Department's standards and expectations. A Memorandum of Adjustment has been completed and approved for a final valuation in the amount of \$405,000.

19-12-Ora-05-PM 34.0

Disposal Unit DD 000076 01 01

Ayres Holding LTD

Orange

9,103 sf

\$26,000 (Appraisal \$26,000)

Finding "A" - direct sale to an adjoining owner of a parcel that does not have independent development potential. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plotted to the proposed buyer's property for retail/commercial development. Although the subject property is large enough for development, it lacks both legal and physical access. The subject parcel does have a 40-foot opening along the southeast edge but the location would not allow permitted public access onto the property. Any development would necessarily include the adjoining property. The appraisal is based on the increase in value to the adjoining property (plottage potential) with the acquisition of the subject parcel.

20-12-Ora-05-PM 34.0

Disposal Unit DD 063951 01 01

Ayres Holding LTD

Orange

11,792 sf

\$89,000 (Appraisal \$89,000)

Finding "A" - direct sale to an adjoining owner of a parcel that does not have independent development potential. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plotted to the proposed buyer's property for retail/commercial development. Although the subject property is large enough for development, it lacks both legal and physical access. The appraisal is based on the increase in value to the adjoining property (plottage potential) with the acquisition of the subject parcel.

21-12-Ora-5-PM 32.3

Disposal Unit DD 069728 01 03

Convey to Gerald P. Ball and Isabel V. Ball

Santa Ana

2,626 sf

\$250 (Appraisal \$250)

Finding "A" - direct sale to an adjoining owner of a parcel that does not have independent development potential. Selling price represents the appraised value received from the only adjoining owner. D-069728-01-03 is small fragment remainder, odd-shaped parcel, encumbered by drainage easement, and incapable of independent development. The highest and best use would be as an additional yard to a fully improved adjoining property. The adjoining property gains little or no contributory value with the addition of the State's property. It is considered to be in the Department's best interest to dispose of the property, thereby eliminating further cost of maintenance and any potential liability inherent on unkempt property.

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.(1)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - AUGUST 2005**

Table I - Volume by Districts

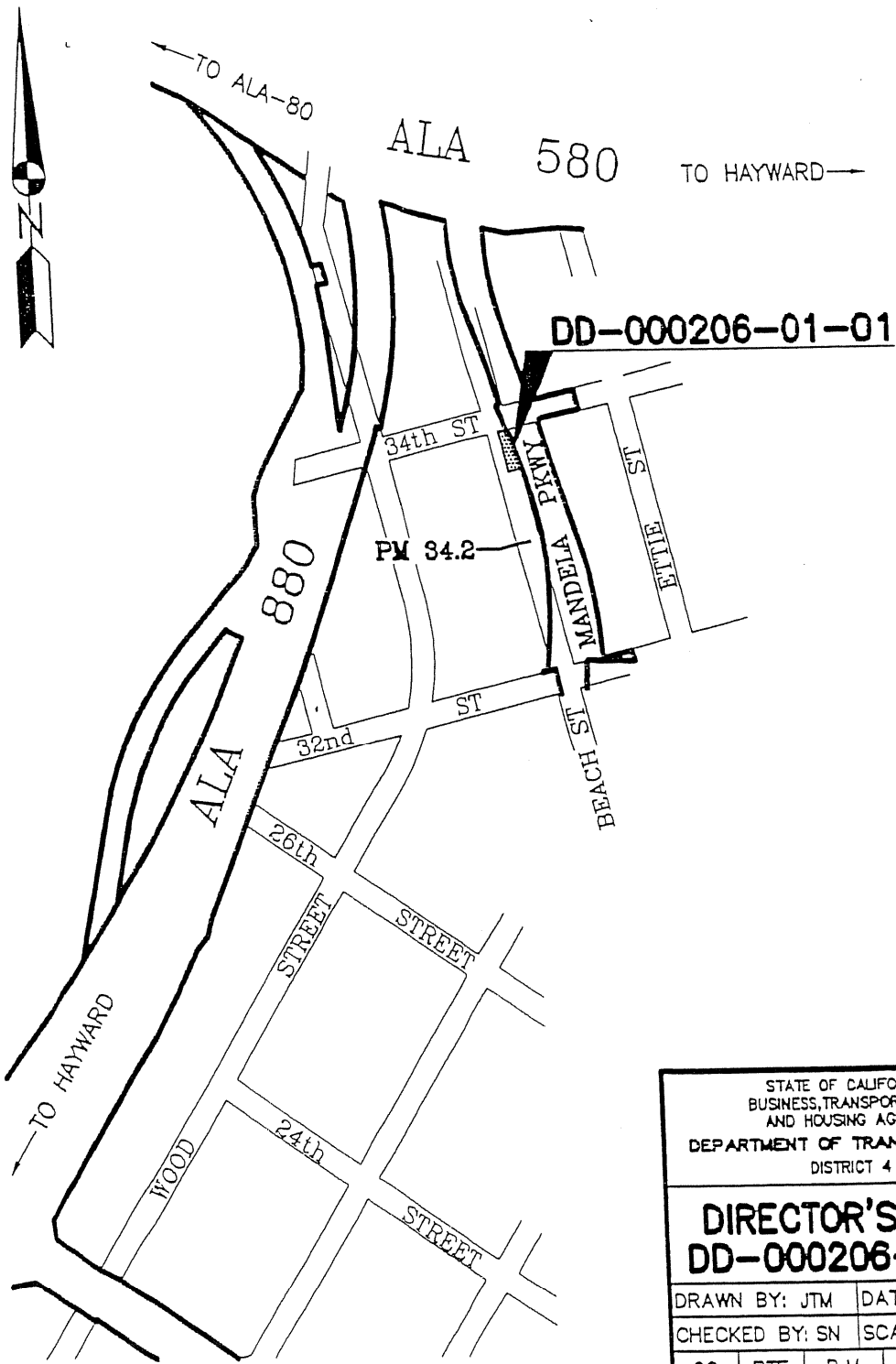
District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
01					0	\$0	\$0	% Return From Sales Current Value
02					0	\$0	\$0	
03					0	\$0	\$0	
04	7	1			8	\$1,142,272	\$1,407,076	123%
05	1				1	\$13,861	\$13,861	100%
06					0	\$0	\$0	
07	2	4			6	\$1,219,900	\$2,577,900	211%
08		2			2	\$1,279,000	\$1,715,000	134%
09					0	\$0	\$0	
10					0	\$0	\$0	
11	1				1	\$405,000	\$405,000	100%
12	3				3	\$115,250	\$115,250	100%
Total	14	7	0	0	21	\$4,175,283	\$6,234,087	149%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
Direct Sales	14	\$1,692,283	\$1,859,087	110%
Public Sales	7	\$2,483,000	\$4,375,000	176%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	21	\$4,175,283	\$6,234,087	149%
Other Funded Sales	0	\$0	\$0	
Total	21	\$4,175,283	\$6,234,087	149%

ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000706 TO OBTAIN GROUND-LEVEL DISTANCES.

CITY OF OAKLAND COUNTY OF ALAMEDA

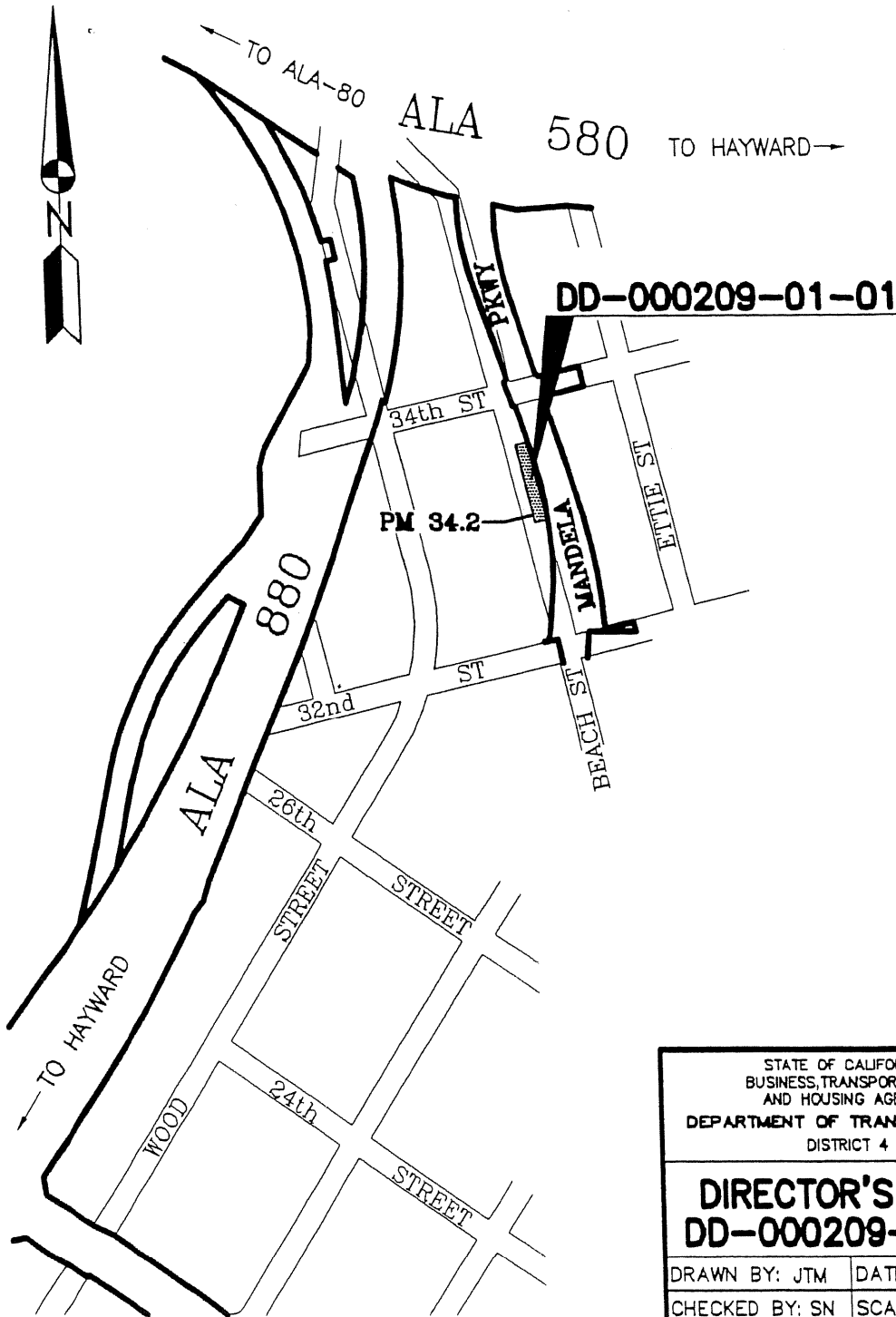


STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-000206-01-01			
DRAWN BY: JTM		DATE: 8/03	
CHECKED BY: SN		SCALE: 1"=400'	
CO.	RTE.	P.M.	DR.NO.
ALA	880	34.2	1 OF 2

R-7.19

STATE SYSTEM OF 1927 ZONE 3, MULTIPLY
DISTANCES SHOWN BY 1.0000706 TO
OBTAIN GROUND-LEVEL DISTANCES.

CITY OF OAKLAND COUNTY OF ALAMEDA



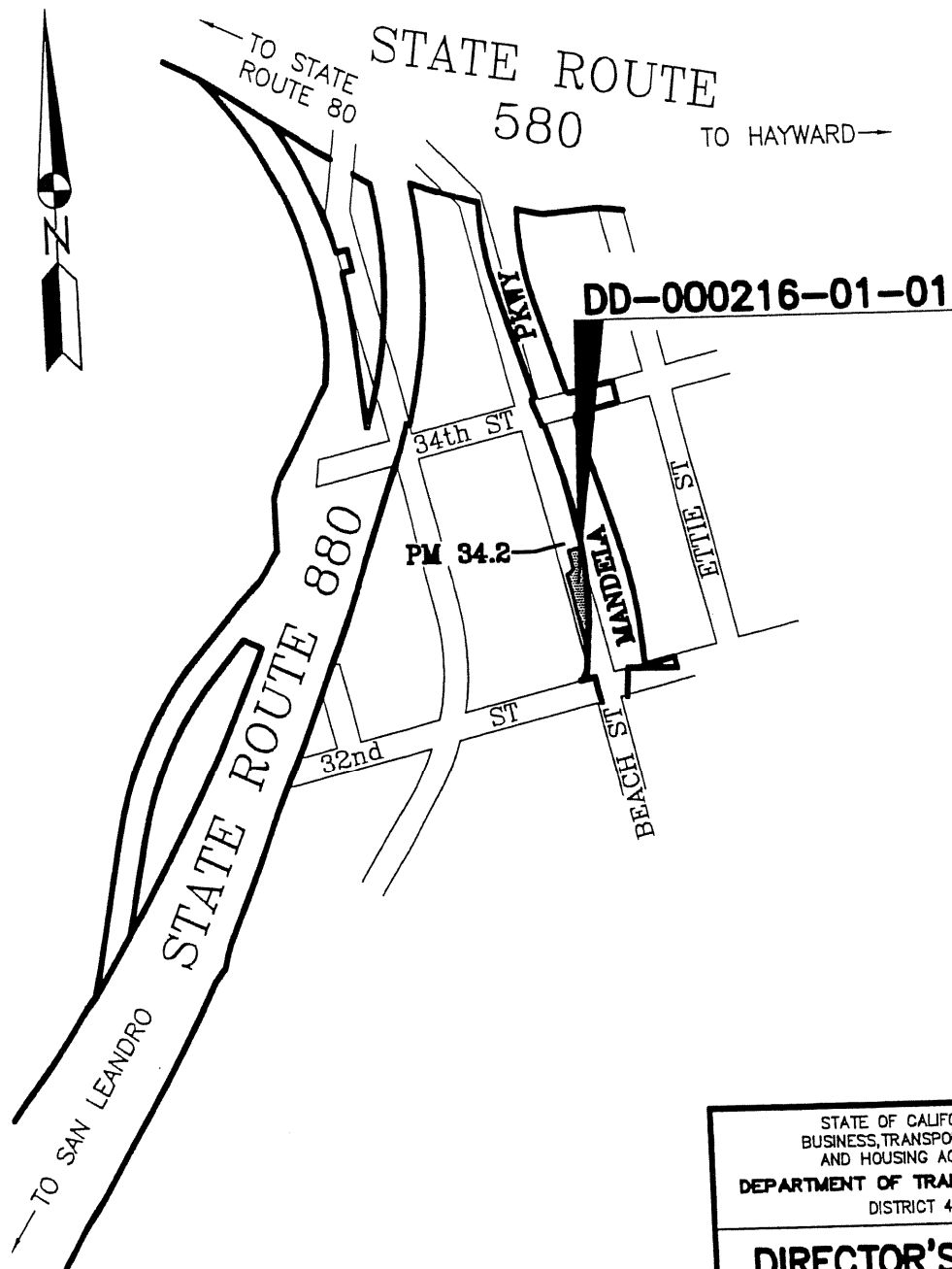
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED DD-000209-01-01

DRAWN BY: JTM		DATE: 08/03	
CHECKED BY: SN		SCALE: 1"=400'	
CO.	RTE.	P.M.	DR.NO.
ALA	880	34.2	1 OF 2

R-7.19

CITY OF OAKLAND COUNTY OF ALAMEDA



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

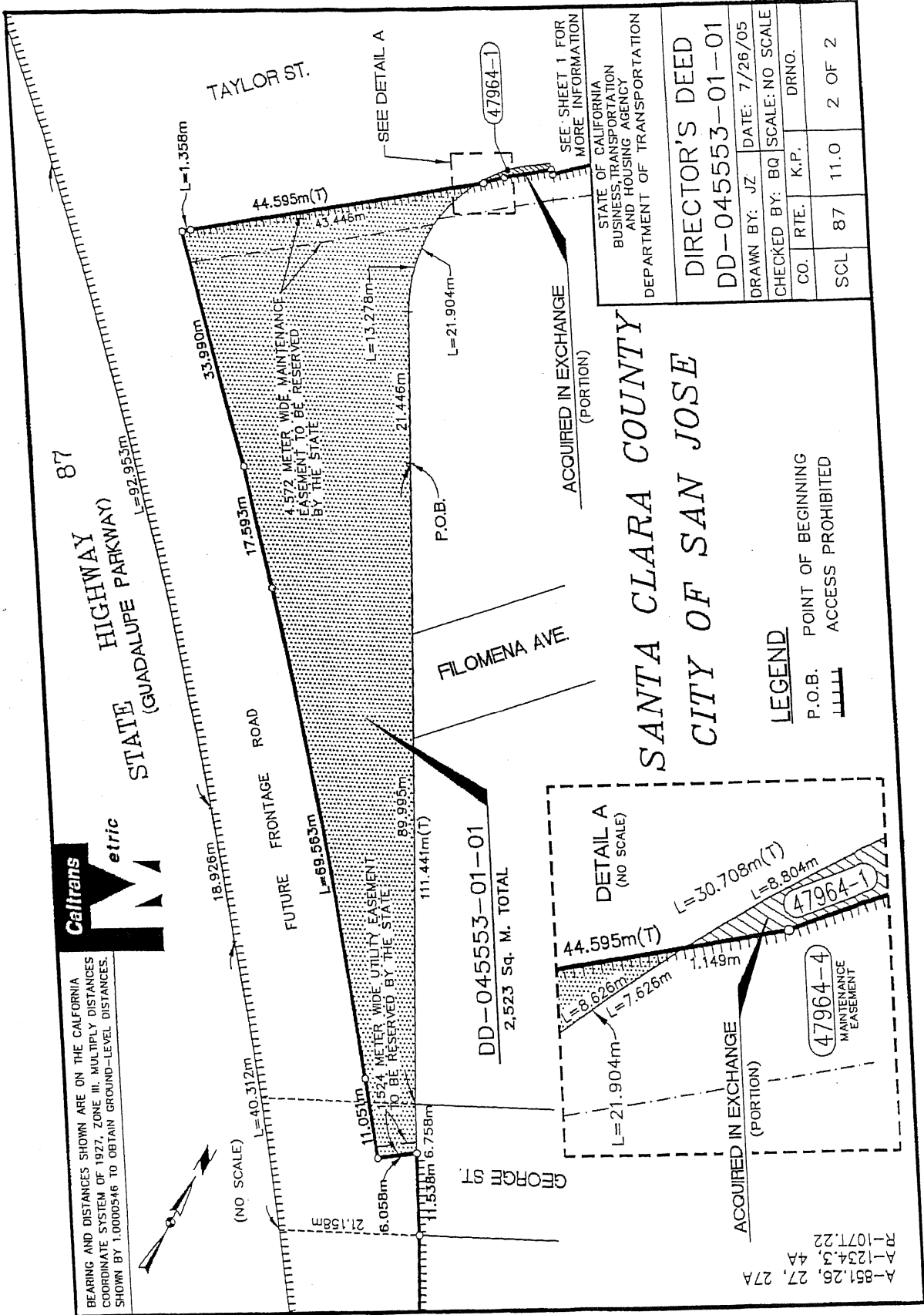
DIRECTOR'S DEED DD-000216-01-01

DRAWN BY: JTM DATE: 06/05

CHECKED BY: BQ SCALE: NONE

CO.	RTE.	P.M.	DR.NO.
ALA	880	34.2	1 OF 2

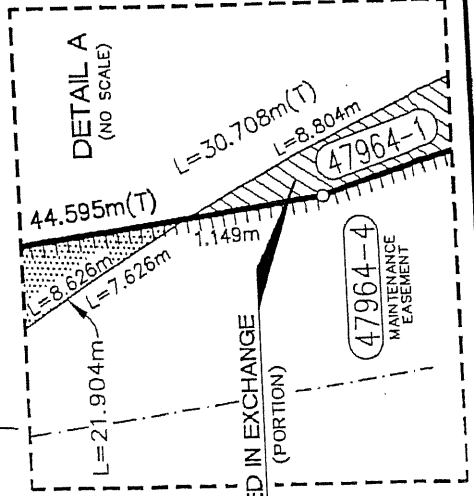
R-7.19



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION			
DIRECTOR'S DEED DD-045553-01-01			
DRAWN BY: JZ	DATE: 7/26/05	SCALE: NO SCALE	
CHECKED BY: BQ	SCALE: NO SCALE	DRNO.	
CO. RTE.	K.P.	DRNO.	
SCL	87	11.0	2 OF 2

SANTA CLARA COUNTY
CITY OF SAN JOSE

LEGEND
P.O.B. POINT OF BEGINNING
ACCESS PROHIBITED



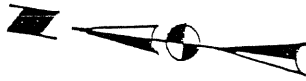
BEARING AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE III. MULTIPLY DISTANCES SHOWN BY 1.0000546 TO OBTAIN GROUND-LEVEL DISTANCES.

A-851.26, 27, 27A
A-123.43, 4A
R-1071.22

CITY & COUNTY OF SANTA CLARA

REAL

EL CAMINO ST.
(CLAY ST.)

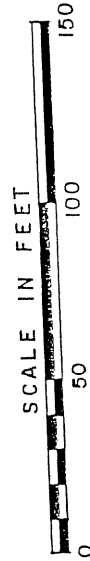


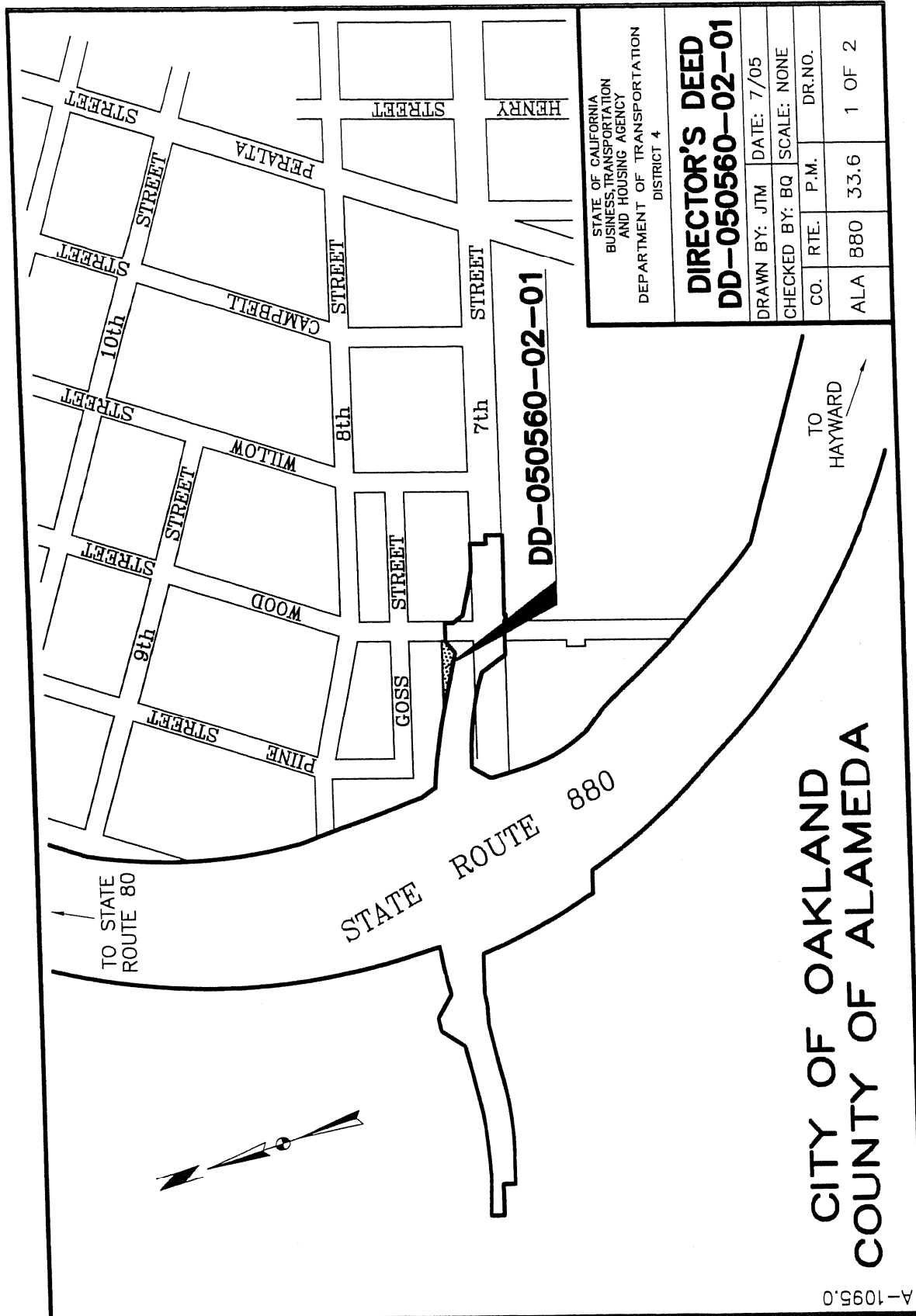
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

DIRECTOR'S DEED
DD-048415-01-01

DR. BY	F.S.J.	DATE	1-98
CKD. BY		SCALE As Shown	
CO. RTE	P.M.	DR. NO.	
SCI	82	12.0	2 OF 2

SALES PARCEL
DD-048415-01-01
4960 Sq. Ft.



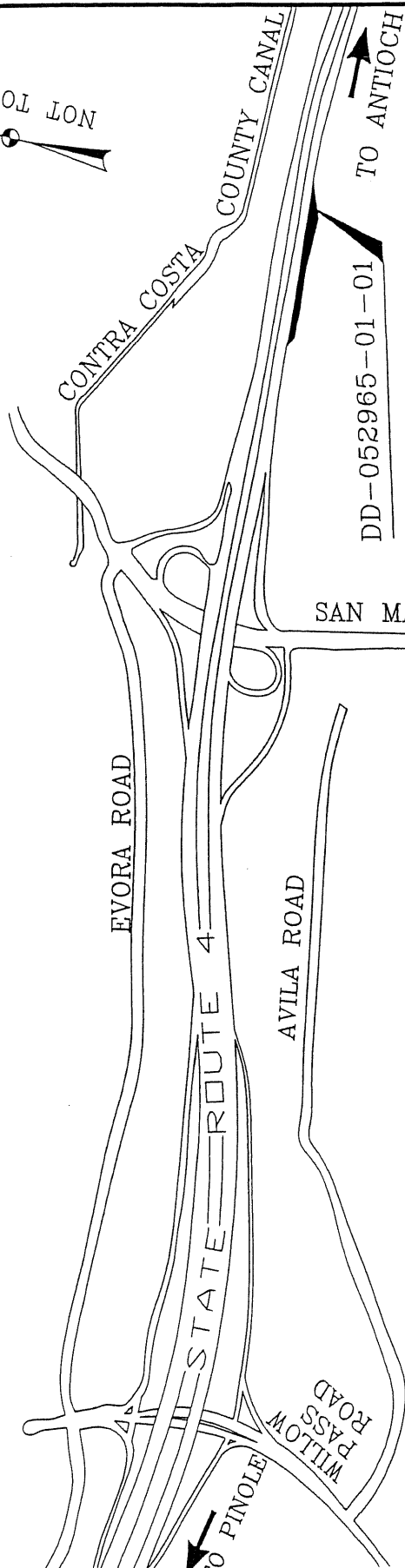


STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-050560-02-01			
DRAWN BY: JTM	DATE: 7/05		
CHECKED BY: BQ	SCALE: NONE		
CO. RTE.	P.M.	DR.NO.	
ALA 880	33.6	1 OF 2	

A-1095.0

CITY OF
BAY POINT
CONTRA COSTA
COUNTY

NOT TO SCALE



DD-052965-01-01

TO ANTIOCH

SAN MARCO BLVD.

EVORA ROAD

STATE ROUTE 4

AVILA ROAD

WILLOW
PASS
ROAD

TO PINOLE

CONCORD NAVAL
WEAPONS
STATION

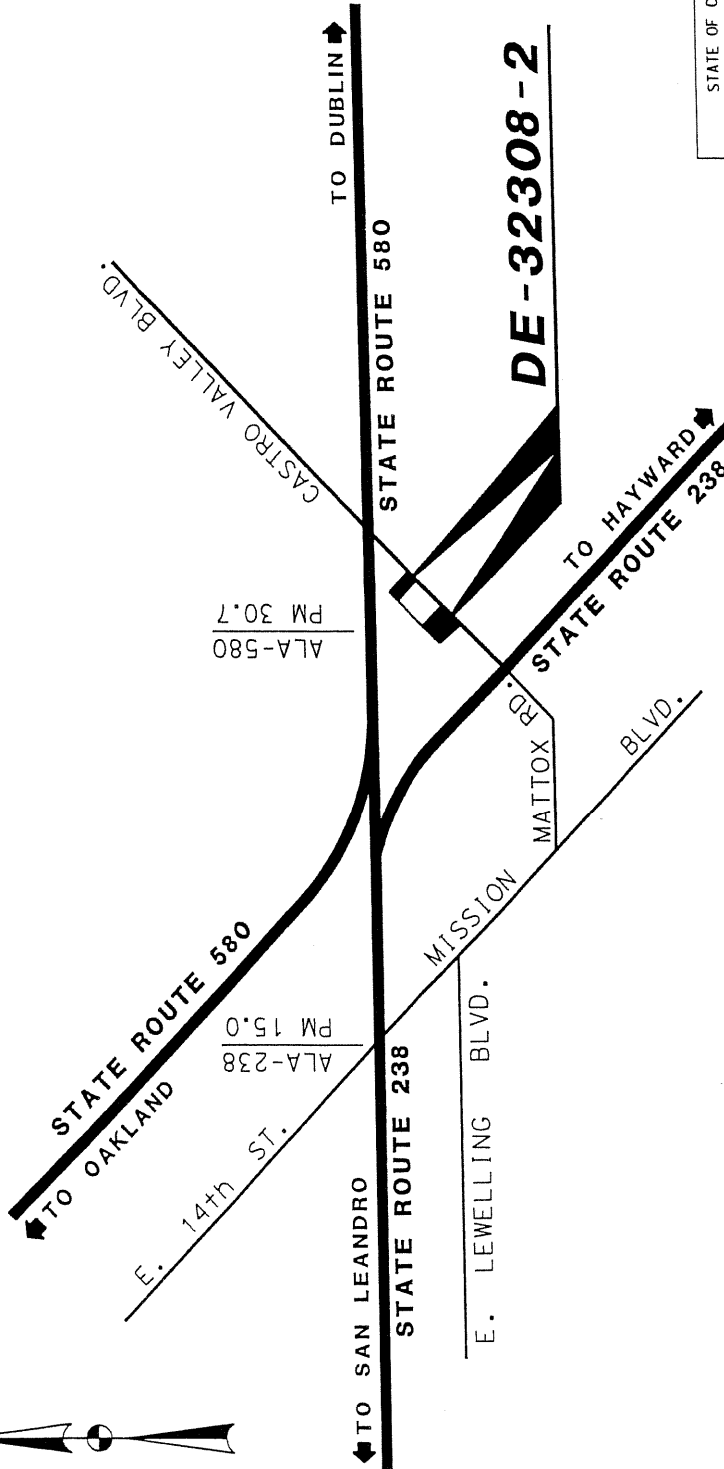
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-052965-01-01

DR. BY: DCP		DATE: APR. 05	
CHK. BY: SN		SCALE: N.T.S.	
CO.	RTE.	P.M.	DR. NO.
CC	4	19.3	1 OF 4

COUNTY OF ALAMEDA

TOWN OF CASTRO VALLEY



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DE-32308-2

DR. BY:	DATE: 06/2004
CKD. BY:	NO SCALE
CO. RTE.	P.M.
ALA 580	30.7 1 OF 2

NO SCALE

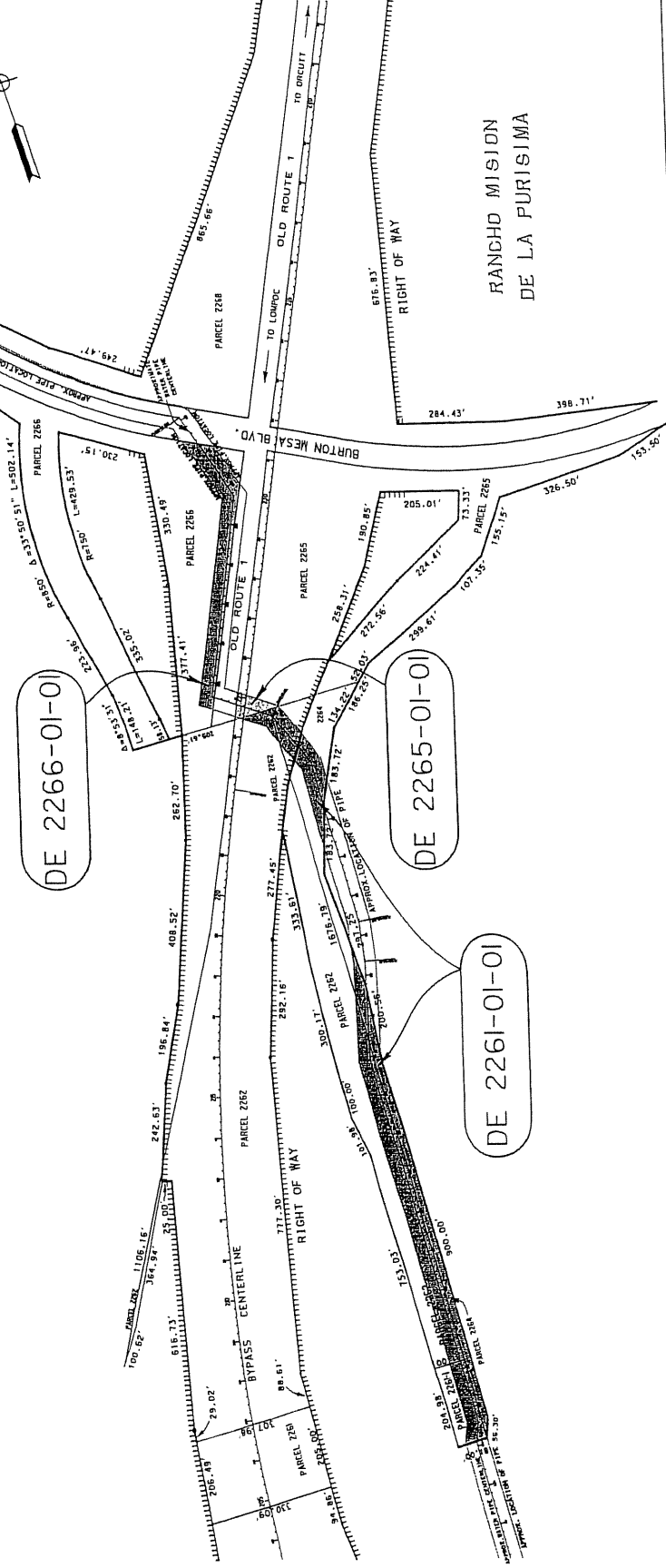
RANCHO MISION DE LA PURISIMA



DE 2266-01-01

DE 2265-01-01

DE 2261-01-01



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

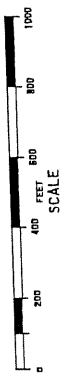
DIRECTOR'S DEED MAP

DE 2261-01-01, DE 2265-01-01
DE 2266-01-01

DIST	COUNTY	ROUTE	POST MILE
05	SB	01	R 22.8

LEGEND

ACCESS PROHIBITED



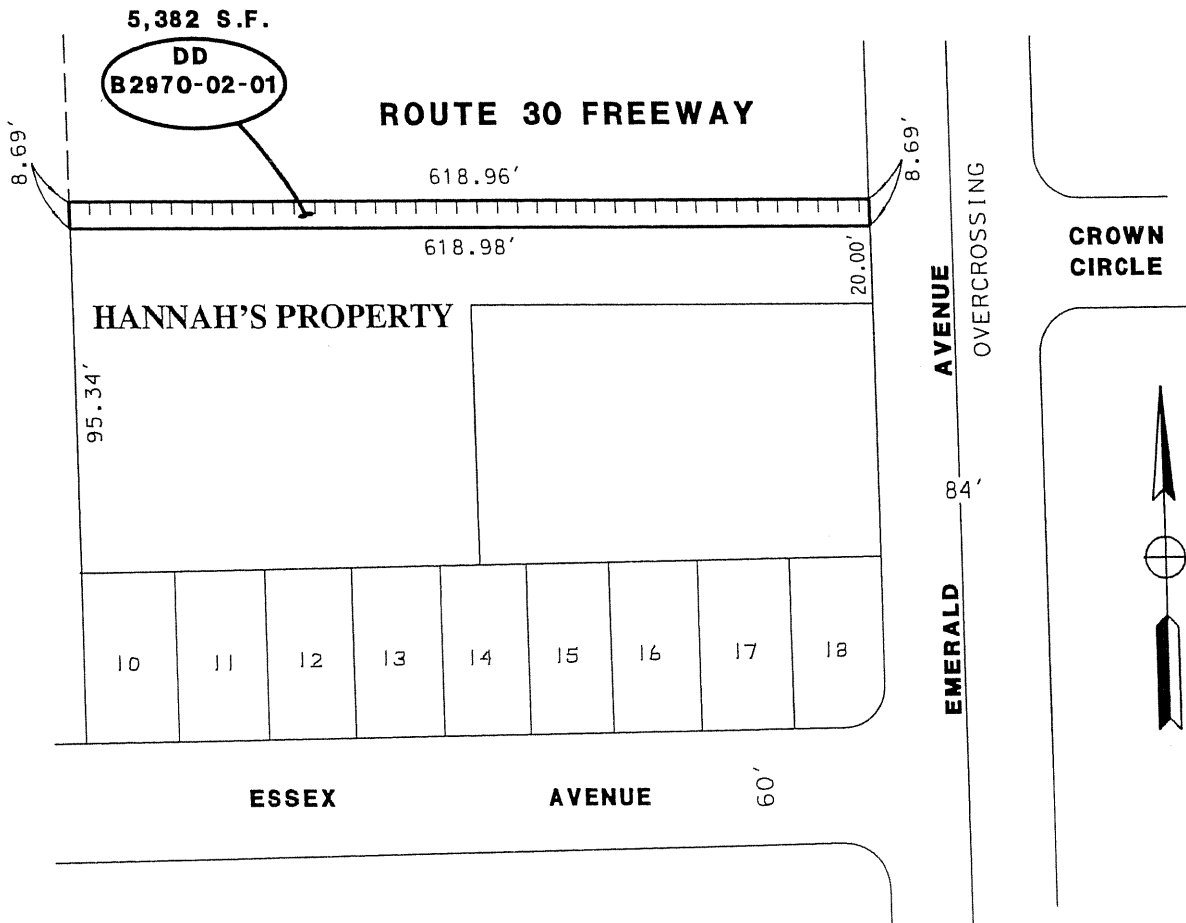
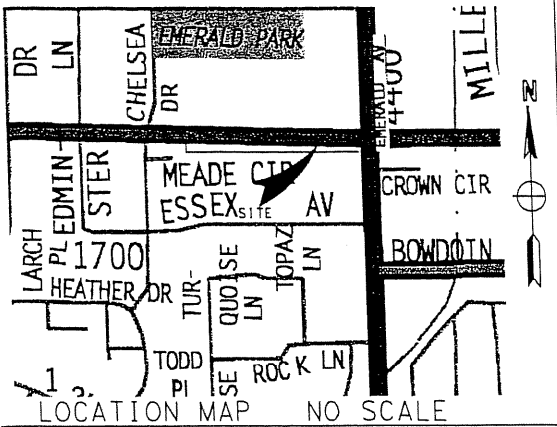
NOTE:
THE AQUEDUCT LOCATION HAS BEEN PREPARED
BASED ON INFORMATION PROVIDED BY OTHERS.
THE DEPARTMENT OF TRANSPORTATION HAS NOT
VERIFIED THE ACCURACY OF SUCH INFORMATION
AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS
OR OMISSIONS WHICH MAY BE INCORPORATED
HEREIN AS A RESULT.
FOR INFORMATION ON THE EXACT LOCATION OF THE
PIPE, CONTACT THE CENTRAL COAST WATER AUTHORITY.

06-07-05 JDA

CITY OF LA VERNE

DIST	COUNTY	ROUTE	POST MILE
07	LA	30	R 3.7

PARCEL NO. **AREA S.F.**
DD B2970-02-01 **5,382 S.F.**



||||||| STATE RETAINS ACCESS RIGHTS

NO SCALE
CITY OF LA VERNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD B2970-02-01

REF. MAP: F1236-3

SCALE: NONE

DRWN: FC CHKD: JM

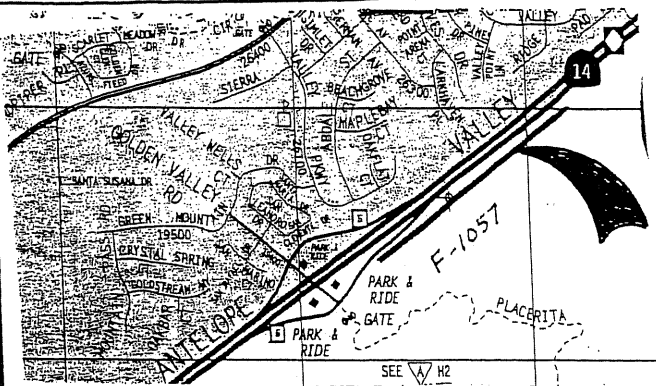
DATE: 06-29-2005

Attachment 11 of 22

COUNTY OF LOS ANGELES

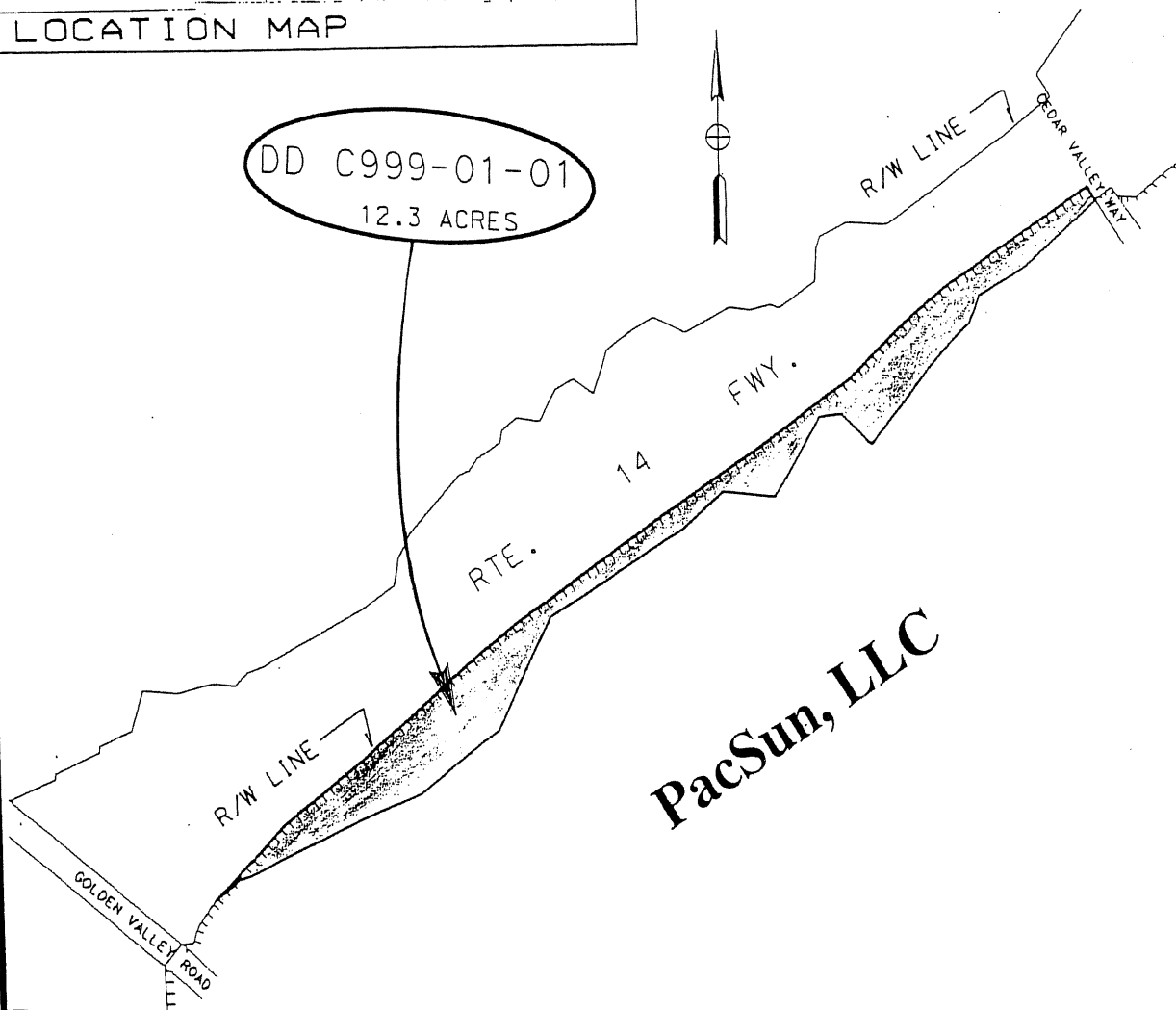
DIST	COUNTY	ROUTE	POST MILE
07	LA	14	29.7

PARCEL NO.	AREA
C999-01-01	118,002 S.F.
C1001-01-02	166,909 S.F.
61206-01-02	240,965 S.F.
61206-02-01	9,981 S.F.
DD C999-01-01	535,857 S.F.
	= 12.3 ACRES



LOCATION MAP

DD C999-01-01
12.3 ACRES



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD C999-01-01

REF. MAP: F 1067-2-3-5

SCALE: NONE

DRWN: NW CH: JM

DATE: 6-15-05

Attachment 12 of 22

CITY OF LOS ANGELES

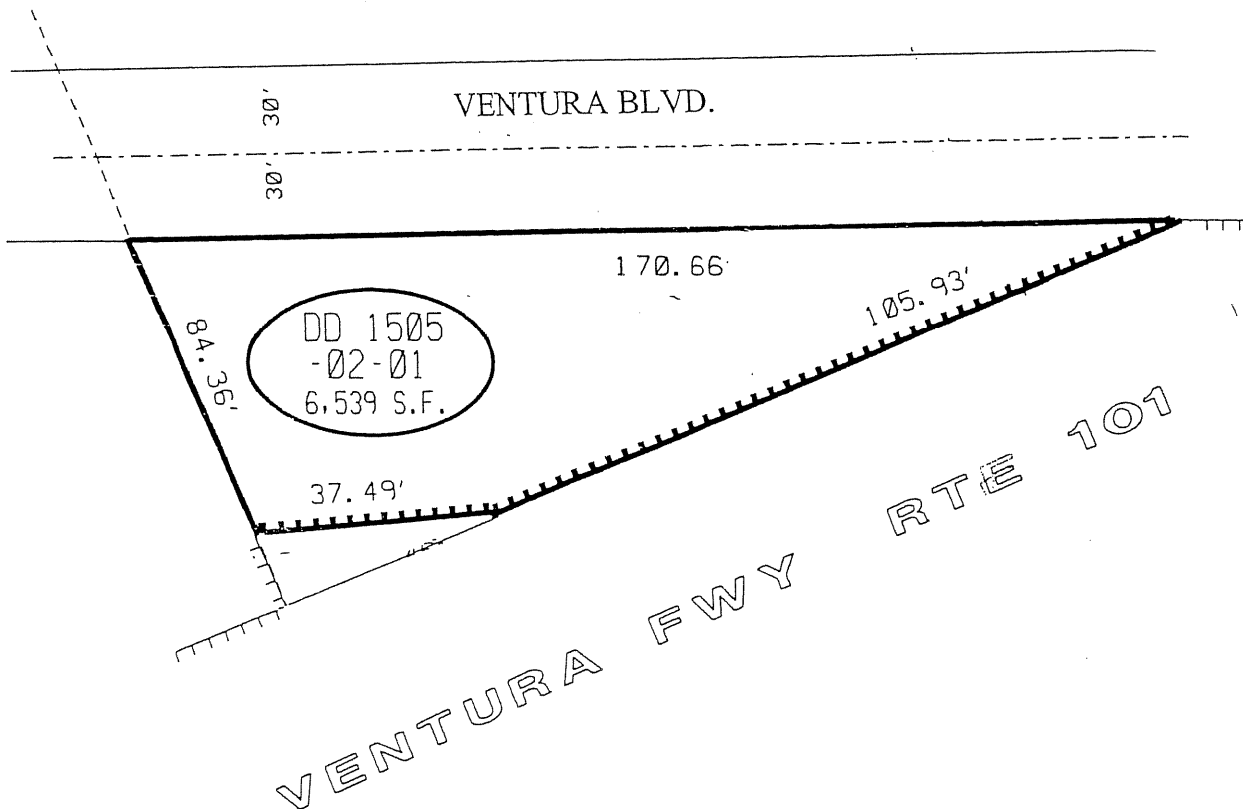
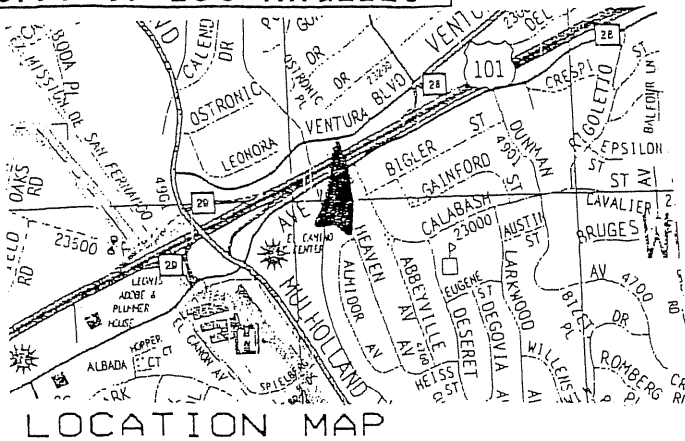
DIST	COUNTY	ROUTE	POST MILE
07	LA	101	PM 27.4

PARCEL NO. AREA

1506-01-01 96 S.F.

1505-02-01 6,443 S.F.

DD 1505-02-01 6,539 S.F.



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 1505-02-01

REF. MAP: F2213-11

SCALE: NONE

DRWN: JM CHKD:

DATE: 04-30-05

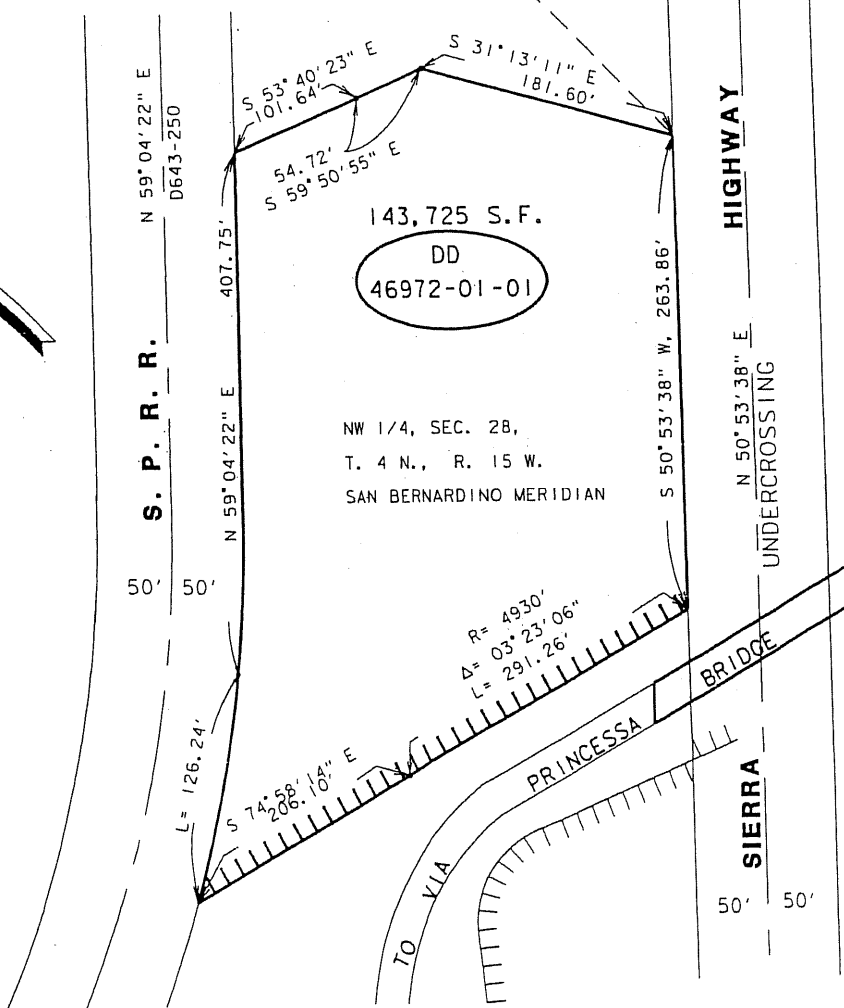
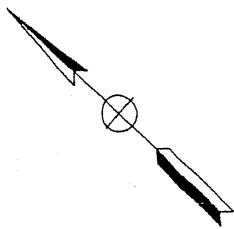
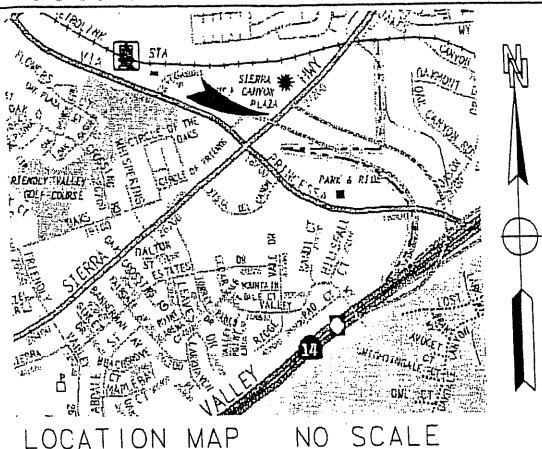
Attachment 13 of 22

COUNTY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	126	14.8

PARCEL NO. DD 46972-01-01 AREA S.F. 143,725 S.F.

PORTION OF NW 1/4, SECTION 28,
TOWNSHIP 4 NORTH, RANGE 15 WEST
SAN BERNARDINO MERIDIAN



STATE RETAINS ACCESS RIGHTS

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 46972-01-01

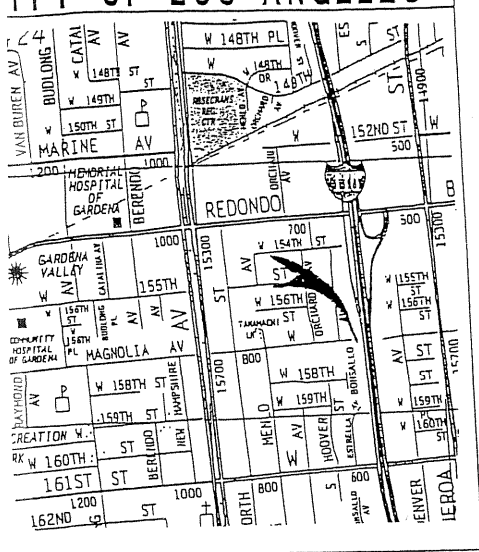
SCALE: NONE

DRWN: FC CHKD: JB

DATE: 11-29-2004

Attachment 14 of 22

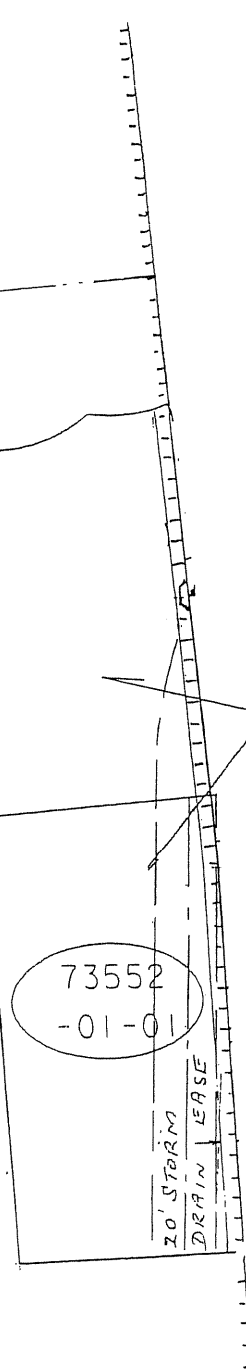
CITY OF LOS ANGELES



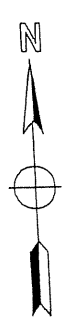
DIST	COUNTY	ROUTE	POST MILE
07	LA	110	PM 10.8

157th ST.

30'



FWY RTE 110



STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 73552-01-01

SCALE: NONE
 DRWN: JM CHKD: VCZ
 DATE: Attachment 15 of 22

[illegible]

DD
980522
-01-01

980522
-01-01

RTE 110

FWY

365.67

144.67

52.25

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	13.0

PARCEL NO.	AREA
1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000
11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000
21	2100
22	2200
23	2300
24	2400
25	2500
26	2600
27	2700
28	2800
29	2900
30	3000
31	3100
32	3200
33	3300
34	3400
35	3500
36	3600
37	3700
38	3800
39	3900
40	4000
41	4100
42	4200
43	4300
44	4400
45	4500
46	4600
47	4700
48	4800
49	4900
50	5000
51	5100
52	5200
53	5300
54	5400
55	5500
56	5600
57	5700
58	5800
59	5900
60	6000
61	6100
62	6200
63	6300
64	6400
65	6500
66	6600
67	6700
68	6800
69	6900
70	7000
71	7100
72	7200
73	7300
74	7400
75	7500
76	7600
77	7700
78	7800
79	7900
80	8000
81	8100
82	8200
83	8300
84	8400
85	8500
86	8600
87	8700
88	8800
89	8900
90	9000
91	9100
92	9200
93	9300
94	9400
95	9500
96	9600
97	9700
98	9800
99	9900
100	10000

5643-01-01 1 S.F.

5642-01-01 2,927 S.F.

5641-01-01 8,590 S.F.

60075-01-01 3,726 S.F.

90020-01-01 20,162 S.F.

DD980522-01-01 35,406 S.F.

LAONIA BLVD

ST
EL GUEROA

(168)

IIIIIIII STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 980522-01-01

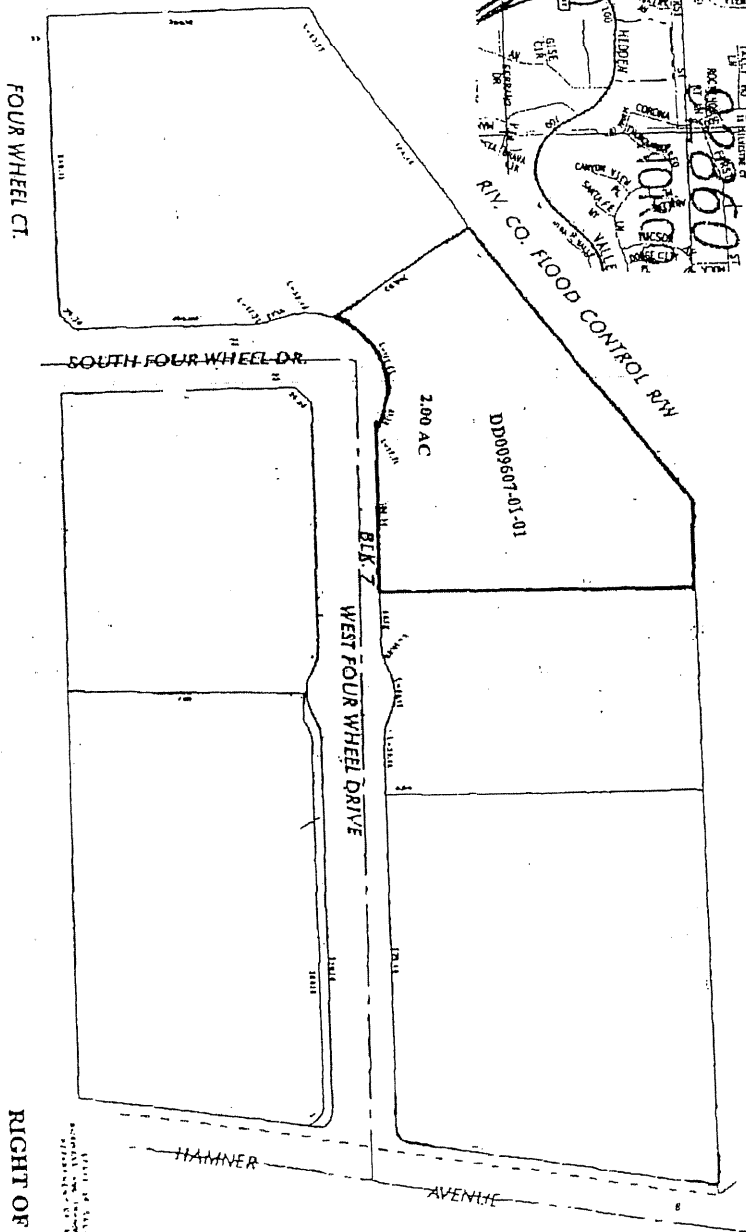
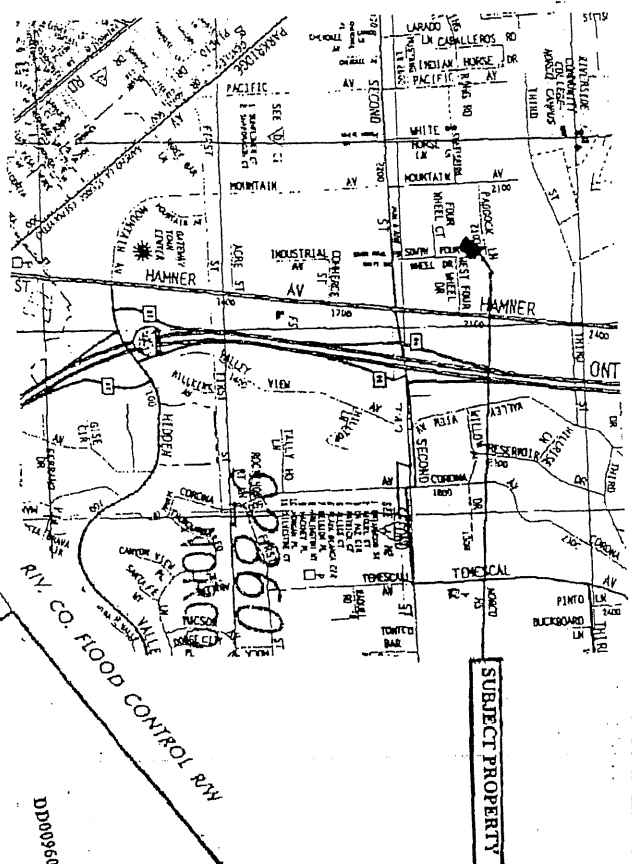
REF. MAP: F1350-8, 6132-1

SCALE: NONE

DRWN: JM CH: CD

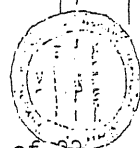
DATE: 5-20-05

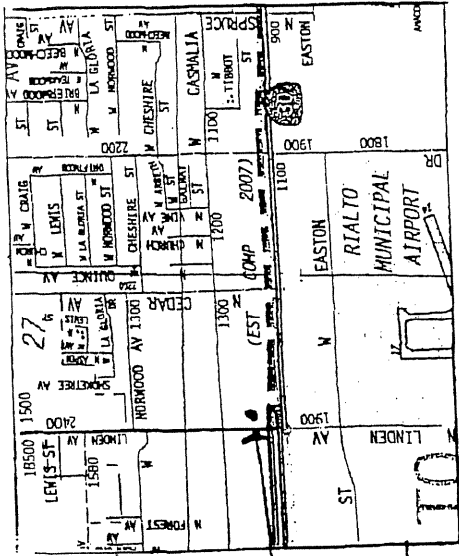
Attachment 16 of 22



BLK	QUANT	AMOUNT	POST MILE	SHEET	TOTAL
08	REV	15	43.6	1	1

4-19-91





CEDAR AVENUE

AIRPORT ACCESS ROAD

CASMALIA STREET

STATE HIGHWAY

EASTON STREET

DD011645-01-01

DD011645-01-01

NOT TO SCALE

LINDEN AVENUE

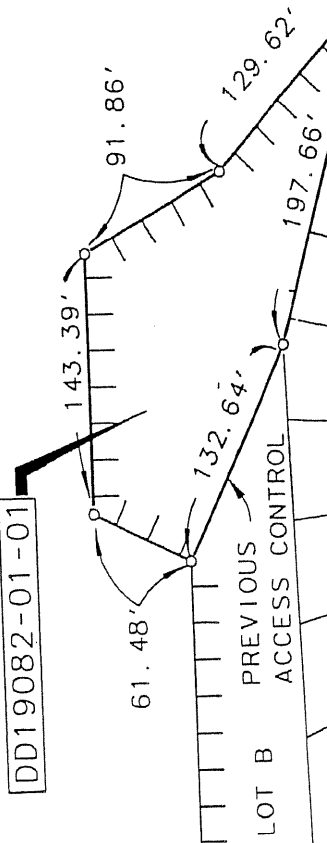
LINDEN
BRIDGE
OVER
HIGHWAY

CITY OF SAN DIEGO

ROUTE 905

0.528 ACRES

DD19082-01-01

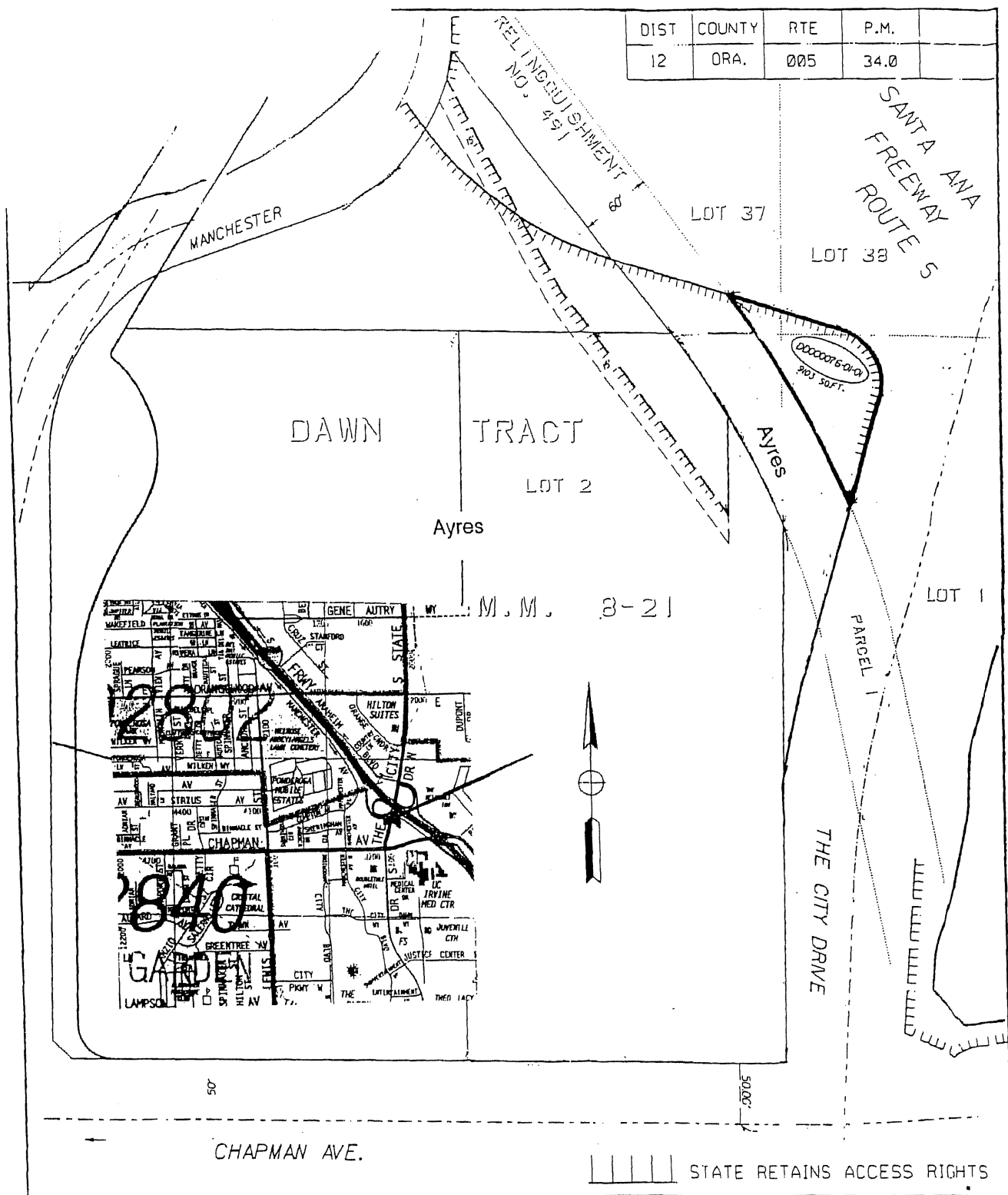


STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD19082-01-01

RIGHT OF WAY		POST MILES		SCALE
MAP NO.	ROUTE	ROUTE	POST MILES	
COUNTY	905	905	6.3	NONE
SD				
				SHEET 2 OF 2

DIST	COUNTY	RTE	P.M.
12	ORA.	005	34.0



STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING

DIRECTOR'S DEED DD000076-01-01

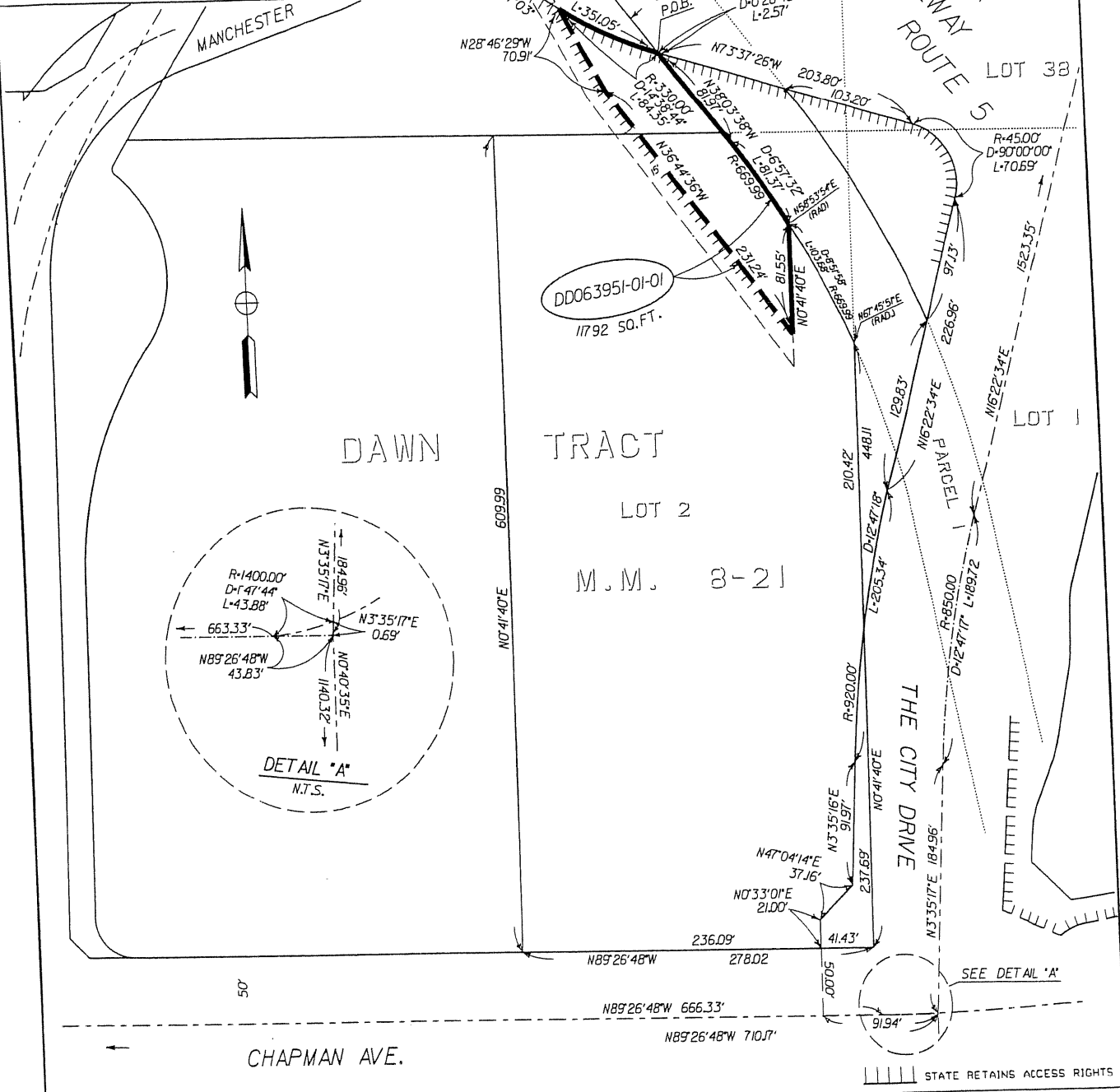
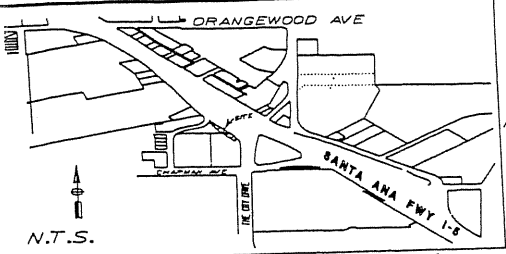
REF. MAP: A10

SCALE: NONE

DRWN: M.S. CHKD: M.S.

DATE: 04/07/2004
Attachment 20 of 22

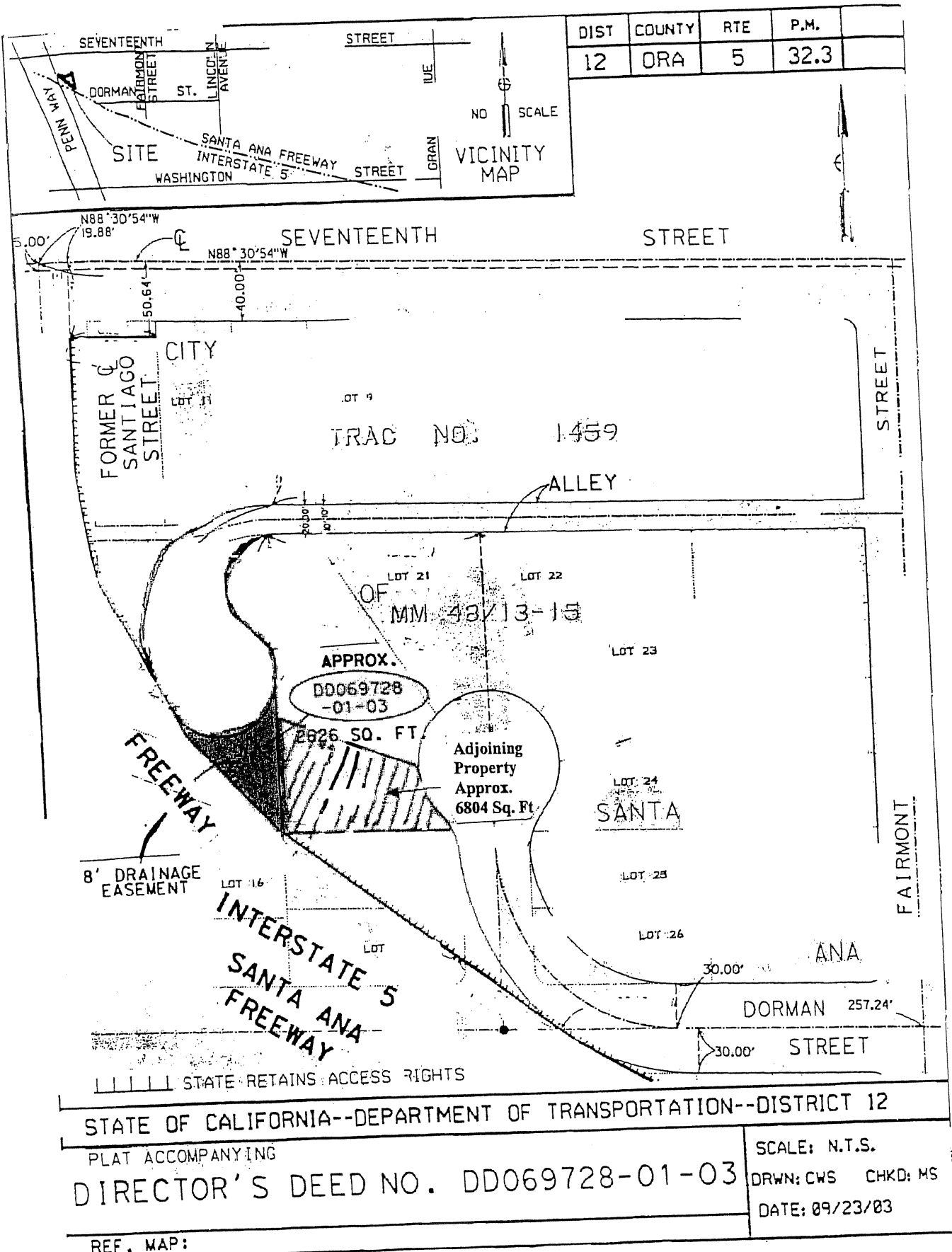
DIST	COUNTY	RTE	P.M.
12	ORA.	005	34.0



STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING
DIRECTOR'S DEED DD063951-01-01

SCALE: NONE
DRWN: M.S. CHKD: M.S.
DATE: 06/01/2004
Attachment 21 of 22



DIST	COUNTY	RTE	P.M.
12	ORA	5	32.3

VICINITY MAP

TRAC NO. 1459

OF MM 48/13-15

APPROX.
DD069728
-01-03

2626 SQ. FT.

Adjoining
Property
Approx.
6804 Sq. Ft.

SANTA

ANA

DORMAN 257.24'

30.00' STREET

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING

DIRECTOR'S DEED NO. DD069728-01-03

SCALE: N.T.S.
DRWN: CWS CHKD: MS
DATE: 09/23/03

REF. MAP: